

Grantee: Cobb County, GA

Grant: B-08-UN-13-0002

October 1, 2010 thru December 31, 2010 Performance Report

Grant Number:

B-08-UN-13-0002

Obligation Date:**Grantee Name:**

Cobb County, GA

Award Date:**Grant Amount:**

\$6,889,134.00

Contract End Date:

03/05/2013

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Deanna Benson

Disasters:**Declaration Number**

NSP

Narratives**Areas of Greatest Need:****Distribution and and Uses of Funds:****Definitions and Descriptions:****Low Income Targeting:****Acquisition and Relocation:****Public Comment:****Overall****This Report Period****To Date****Total Projected Budget from All Sources**

N/A

\$6,889,134.00

Total CDBG Program Funds Budgeted

N/A

\$6,889,134.00

Program Funds Drawdown

\$0.00

\$3,412,082.47

Obligated CDBG DR Funds

\$0.00

\$5,359,638.92

Expended CDBG DR Funds

\$0.00

\$3,435,204.10

Match Contributed	\$0.00	\$0.00
Program Income Received	\$412,393.87	\$3,043,827.53
Program Income Drawdown	\$392,540.27	\$2,285,259.83

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,033,370.10	\$0.00
Limit on Admin/Planning	\$688,913.40	\$670,205.16
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$1,722,283.50	\$1,722,284.00

Overall Progress Narrative:

During Q4-10, Cobb NSP staff has continued outreach to county employees, local real estate professionals, and financial institutions to provide more resources to applicants and make more properties available to the program. Cobb NSP will also continue to focus on the county and city Board of Education employees and local healthcare employees in Q4-10. Cobb NSP's continued success has been featured locally in print media and local television as well as nationally on CNN Headline News.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
281-NS09-0001-0305-6574, Cobb County NSP Foreclosure	\$0.00	\$5,187,960.00	\$2,410,452.61
281-NS09-0013-0305-6574, Cobb County NSP Foreclosure	\$0.00	\$400,000.00	\$130,446.12
281-NS09-014A-0305-6574, Cobb NSP Rehabilitation Program	\$0.00	\$612,261.00	\$441,554.93
281-NS09-021A-0129-6312, General and Contract Administration	\$0.00	\$688,913.00	\$429,628.81
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number:	281-NS09-0001-0305
Activity Title:	NSP Foreclosure Acquisition Program

Activity Category:

Acquisition - general

Project Number:

281-NS09-0001-0305-6574

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cobb County NSP Foreclosure Acquisition Program

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$3,837,960.00
Total CDBG Program Funds Budgeted	N/A	\$3,837,960.00
Program Funds Drawdown	\$0.00	\$2,341,981.15
Obligated CDBG DR Funds	\$0.00	\$2,491,170.13
Expended CDBG DR Funds	\$0.00	\$2,392,335.74
Match Contributed	\$0.00	\$0.00
Program Income Received	\$119,000.00	\$1,238,386.72
Program Income Drawdown	\$175,982.76	\$1,070,330.34

Activity Description:

Cobb's NSP Acquisition Program will be structured to meet all NSP statutory and regulatory requirements. The activity of Cobb's NSP Acquisition Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) priority unincorporated areas.

Activity Progress Narrative:

During Q4-10, the Cobb County NSP staff accountant received two preliminary HUD settlement statements for the referenced properties. Upon approval from the Program Manager and authorization from the Managing Director, program income was expended in the amount of \$119,000.00 to acquire these properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	2	32/24
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	2	10/24
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	32/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/4	0/20	0/24	0

Activity Locations

Address	City	State	Zip
7065 Silver Bend Overlook	Austell	NA	30168
5517 Wind River Lane	Powder Springs	NA	30127

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	281-NS09-0001-0305-6574
Activity Title:	Cobb County NSP Foreclosure Acquisition Program

Activity Category:

Acquisition - general

Project Number:

281-NS09-0001-0305-6574

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Cobb County NSP Foreclosure Acquisition Program

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$1,350,000.00
Total CDBG Program Funds Budgeted	N/A	\$1,350,000.00
Program Funds Drawdown	\$0.00	\$68,471.46
Obligated CDBG DR Funds	\$0.00	\$1,350,000.00
Expended CDBG DR Funds	\$0.00	\$116,106.26
Cobb County CDBG Program Office	\$0.00	\$116,106.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$40,000.00	\$256,573.67
Program Income Drawdown	\$0.00	\$124,928.42

Activity Description:

Cobb's NSP Acquisition Program will be structured to meet all NSP statutory and regulatory requirements. The activity of Cobb's NSP Acquisition Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include: (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) priority unincorporated areas.

Activity Progress Narrative:

During Q4-10, Cobb NSP did not acquire property under this activity. The remainder of funds for this activity will be utilized for Orchard Mill, a multi-family project due to close in Q1-11.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/10
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	281-NS09-0013-0305
Activity Title:	Cobb NSP Foreclosure Financial Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

281-NS09-0013-0305-6574

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cobb County NSP Foreclosure Financial Mechanisms

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$180,000.00
Total CDBG Program Funds Budgeted	N/A	\$180,000.00
Program Funds Drawdown	\$0.00	\$130,446.12
Obligated CDBG DR Funds	\$0.00	\$162,160.12
Expended CDBG DR Funds	\$0.00	\$107,160.12
Match Contributed	\$0.00	\$0.00
Program Income Received	\$39,025.29	\$242,357.86
Program Income Drawdown	\$0.00	\$86,471.00

Activity Description:

Cobb's NSP will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP grant funds to assist low/moderate income persons in its areas of greatest need. These specific neighborhoods include (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) and other unincorporated priority areas.

Activity Progress Narrative:

During Q4-10, Cobb NSP sold 3 NSP properties and was able to provide down payment assistance in the 51%-120% AMI category. Total program income expended was 7,350.00.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	18/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	3	3	0/4	27/5	27/9	100.00
# Owner Households	0	3	3	0/4	27/5	27/9	100.00

Activity Locations

Address	City	State	Zip
4106 Caldera Crossing	Powder Springs	NA	30127

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	281-NS09-0013-0305-6574
Activity Title:	Cobb County NSP Foreclosure Financial Mechanisms

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

281-NS09-0013-0305-6574

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Cobb County NSP Foreclosure Financial Mechanisms

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$220,000.00
Total CDBG Program Funds Budgeted	N/A	\$220,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$220,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$20,363.56	\$58,093.37
Program Income Drawdown	\$23,800.00	\$57,705.81

Activity Description:

Cobb's NSP will be structured to meet all NSP statutory and regulatory issues. The financial mechanism activities for Cobb's NSP will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosure lists.

Location Description:

Cobb County will utilize its NSP grant funds to assist low/moderate income persons in its areas of greatest need. These specific neighborhoods include (1) Powder Springs, (2) Smyrna, (3) Marietta, (4) Kennesaw, (5) Acworth, (6) and other unincorporated priority areas.

Activity Progress Narrative:

During Q4-10, Cobb NSP expended \$23,800 in Program Income to provide down payment assistance to one buyer under 50% AMI.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	1	0	1	3/10	0/0	3/10	100.00
# Owner Households	1	0	1	3/10	0/0	3/10	100.00

Activity Locations

Address	City	State	Zip
4036 Woodbridge Ct	Powder Springs	NA	30127

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	281-NS09-014A-0305
Activity Title:	Cobb NSP Rehabilitation Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

281-NS09-014A-0305-6574

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Cobb NSP Rehabilitation Program

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$459,977.00
Total CDBG Program Funds Budgeted	N/A	\$459,977.00
Program Funds Drawdown	\$0.00	\$413,196.78
Obligated CDBG DR Funds	\$0.00	\$459,977.00
Expended CDBG DR Funds	\$0.00	\$339,094.79
Match Contributed	\$0.00	\$0.00
Program Income Received	\$127,466.52	\$798,272.45
Program Income Drawdown	\$120,898.85	\$652,171.30

Activity Description:

Cobb's NSP Rehabilitation Program will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of Cobb's NSP Rehabilitation Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs area, (2) Smyrna area, (3) Marietta area, (4) Kennesaw area, (5) Acworth area, (6) unincorporated priority areas.

Activity Progress Narrative:

During Q4-10, the Cobb NSP office expended program income funds totaling \$274,224.10 made payable to Walton NSP, LLC, Cobb NSP's asset management firm, for rehabilitation and development of the referenced properties.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	24	65/24
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	24	65/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/4	0/20	0/24	0
# Owner Households	0	0	0	0/4	0/20	0/24	0

Activity Locations

Address	City	State	Zip
3367 Vernon Commons	Kennesaw	NA	30144
5080 Furlong Way	Powder Springs	NA	30127
985 Brookmont Dr	Marietta	NA	30064
5872 Newnan Court	Austell	NA	30168
2779 Northgate Way	Acworth	NA	30101
2269 Smith Ave	Marietta	NA	30064
2481 Kaley Walk	Kennesaw	NA	30152
3002 Andora Dr	Marietta	NA	30064
5111 Brown Crossing Way	Powder Springs	NA	30127
5410 Ryan Ct	Powder Springs	NA	30127
4081 Wylie Lane	Powder Springs	NA	30127
4319 Chesapeake Trace	Acworth	NA	30101
2983 Albright Commons	Kennesaw	NA	30144
5116 Glendora Dr	Powder Springs	NA	30127
4872 Noah Ridge	Acworth	NA	30101
5311 Elsie Lane	Mableton	NA	30126
4950 Heard's Forest Dr	Acworth	NA	30102
5243 Cherry Hill Ln	Powder Springs	NA	30127
2348 June Springs Dr	Marietta	NA	30008
3954 Morning Dew Court	Powder Springs	NA	30127
6002 Brookside Lane	Mableton	NA	30126
5256 Miranda Way	Powder Springs	NA	30127
2921 Soapstone Court	Powder Springs	NA	30127
496 Bottesford Drive	Kennesaw	NA	30144

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	281-NS09-014A-0305-6574
Activity Title:	Cobb NSP Rehabilitation Program

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

281-NS09-014A-0305-6574

Projected Start Date:

03/31/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Cobb NSP Rehabilitation Program

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$152,284.00
Total CDBG Program Funds Budgeted	N/A	\$152,284.00
Program Funds Drawdown	\$0.00	\$28,358.15
Obligated CDBG DR Funds	\$0.00	\$152,284.00
Expended CDBG DR Funds	\$0.00	\$50,549.99
Match Contributed	\$0.00	\$0.00
Program Income Received	\$25,000.00	\$160,989.47
Program Income Drawdown	\$0.00	\$53,076.61

Activity Description:

Cobb's NSP Rehabilitation Program will be structured to meet all NSP statutory, regulatory, and guidance issues. The activity of Cobb's NSP Rehabilitation Program will serve the county's targeted Priority Areas which comport with HUD's Foreclosure and Abandonment Risk Scores and Cobb's locally developed site specific home foreclosures lists.

Location Description:

Cobb County will utilize its NSP Grant funds in its designated areas of greatest need. These specific areas include (1) Powder Springs area, (2) Smyrna area, (3) Marietta area, (4) Kennesaw area, (5) Acworth area, (6) unincorporated priority areas.

Activity Progress Narrative:

During Q4-10, Cobb NSP expended \$40,065.41 in Program Income for rehabilitation and development of the referenced property.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/10
	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	5/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Total Households	0	0	0	0/10	0/0	0/10	0

Activity Locations

Address	City	State	Zip
4036 Woodbridge Ct	Powder Springs	NA	30127

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	281-NS09-021A-0220
Activity Title:	General Administration

Activity Category:

Administration

Project Number:

281-NS09-021A-0129-6312

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

General and Contract Administration

Projected End Date:

01/31/2013

Completed Activity Actual End Date:
Responsible Organization:

Cobb County CDBG Program Office

Overall	Oct 1 thru Dec 31, 2010	To Date
Total Projected Budget from All Sources	N/A	\$688,913.00
Total CDBG Program Funds Budgeted	N/A	\$688,913.00
Program Funds Drawdown	\$0.00	\$429,628.81
Obligated CDBG DR Funds	\$0.00	\$524,047.67
Expended CDBG DR Funds	\$0.00	\$429,957.20
Cobb County CDBG Program Office	\$0.00	\$429,957.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$41,538.50	\$289,153.99
Program Income Drawdown	\$71,858.66	\$240,576.35

Activity Description:

General Administration and Professional Services for Contract Administration that are necessary to carry-out and administer NSP activities. This includes all costs associated with a professional services grants administration contract, as well as rent, phones/telecommunications, office furniture and office supplies.

Location Description:

Cobb County CDBG Program Office 127 Church Street Suite 270 Marietta, GA 30060

Activity Progress Narrative:

General Administration and Professional Services for Contract Administration that are necessary to carry-out and administer NSP activities. This includes all costs associated with a professional services grants administration contract, as well as rent, phones/telecommunications, office furniture and office supplies.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
